

Bay Minette Planning Commission Agenda
Conference Room at City Hall
September 13, 2016
8:00 a.m.

1. Called to Order
2. Invocation and Pledge
3. Approval of Minutes for August 9, 2016 Regular Meeting
4. Old Business:
 - Public Hearing and consideration of Zoning Amendment from Ann Pierce, etal, Marshall R. Fox, Susan G. Wagner, Barry R Grimes, Daniel R Grimes property located on Rabun Road PIN 3684, from R-2 to R-A
 - Public Hearing and consideration Preliminary Site Plan Review for Jacob Pierce and Associates, 19 Lot Subdivision, Horse Neck Road
5. New Business:
 - None
6. Reports:
 - A. Mayor/Council
 - B. Attorney
 - C. Commissioner's Comments
7. Adjourn

Bay Minette Planning Commission Regular Meeting Minutes

Minutes of August 9, 2016

Monthly Meeting No. 8

The Bay Minette Planning Commission met in the rescheduled Regular Session on Tuesday, August 9, 2016. The meeting was called to order by Chairman Stewart at 8:00 a.m., in the Conference Room located in Bay Minette City Hall, in Bay Minette, Alabama; this being the proper place, date and hour as advertised to hold such meeting.

IN ATTENDANCE At 8:00 a.m. the following members were present:

Todd Stewart, Chairman
Danleigh Corbett, Council Member
Oscar Waters, Building Official
Ed Pepperman, Commission Member
Robbie Strom, Commission Member
A.C. Ulmer, Commission Member
Scotty Langham

Members Absent:

Robert A. "Bob" Wills, Mayor

Other person in regular attendance:

Rita Diedtrich, City Clerk
Scotty Lewis, City Attorney
Leslie Johnston, SARPC
Steven Stewart

GUESTS Guest present:

Dobby Rhodes
Jacob Pierce, J Pierce and Associates

INVOCATION Chairman Stewart offered the invocation and followed by the pledge.

ITEM 3. Chairperson Stewart asked the planning commission to review the minutes of the June 14, 2016 meeting and the July 12, 2016 canceled meeting. Commission Member Strom made a motion to approve the minutes for the

June 14, 2016 meeting and the July 12, 2016 canceled meeting. The motion was seconded by Commission Member Pepperman and the motion carried.

ITEM 4.

Chairperson Stewart introduced item 4: Old business:

- Chairman Stewart presented and update on the Extraterritorial Planning Jurisdiction proposal. Mr. Lewis stated that the item is pending and could need to be approved by the Planning Commission, City Council, and the County Commissioners.

ITEM 5.

Chairperson Stewart introduced Item 5: New Business:

- Zoning Amendment from Ann Pierce, etal, Marshall R. Fox, Susan G. Wagner, Barry R. Grimes, Daniel Grimes property located on Rabun Road, PIN 3684, from R-2 to R-A. Chairman Stewart recognized Dody Rhodes who explained the request. The parcel is 141 acres and the owners would like to sell the property in 20 acre parcels. Chairman Stewart asked for a motion to set a public hearing for the next regular Planning Commission Meeting. Commission Member Pepperman moved to approve setting the public hearing. The motion was seconded by Commission Member Waters and unanimously carried.
- Preliminary Site Plan Review for Jacob Pierce and Associates, 19 Lot subdivision on Horse Neck Road. Chairman Stewart recognized Jacob Pierce who explained the request. The request is for 196.24 acres to be subdivided into 19 lots with road frontage. Chairman Stewart asked for a motion to set a public hearing for the next regular Planning Commission Meeting. Commission Member Pepperman moved to approve setting the public hearing. The motion was seconded by Commission Member Ulmer and unanimously carried.
- Election of Planning Commission Chairman and Vice-Chairman. Mr. Lewis explained the process for this election. Chairman Stewart opened the floor for nomination. Commission Member Corbett moved to have Chairman Stewart remain as chairman. The motion was seconded by Mr. Waters and unanimously carried. Chairman Stewart asked for nominations for Vice Chairman. Commission Member Ulmer nominated Commission Member Pepperman. The motion was seconded by Commission Member Waters and unanimously carried.

ITEM 6.

Reports:

A. Mayor/Council Report:

- Commission Member Corbett announced the City Municipal Elections on August 23, 2016

B. Attorney Report

- None

C. Commissioner's Report

- Chairman Stewart announced that the planning Commission is still short one member and he would discuss the vacancy with Mayor Wills.

ITEM 8.

With no further business, Chairperson Stewart adjourned the meeting at 8:45 a.m.

DONE THIS THE 9^h DAY OF AUGUST 2016

Todd Stewart
Chairperson

ATTEST:

Rita Diedtrich
City Clerk

City of Bay Minette

Application for Zoning Amendment
State of Alabama
County of Baldwin
City of Bay Minette

This is to certify that I (we) the undersigned do hereby request the City of Bay Minette to grant a zoning amendment for the property and reasons identified below:

1- Description of property for which the amendment is requested:

a) Address ± 142 acres on Rabun Rd. PIN- 3684

b) Name of Subdivision plat: -

c) Lot numbers involved in change: ONE

d) Total acreage of change: 142 ±

e) Recorded in Plat Book Number: -

Page Number: -

f) Owned in whole by the undersigned: Ann Pierce, et al

g) If owned in part, list name(s) of the co-owner(s):

Marshall R. Fox, Susan G. Wagner,
Barry R. Grimes, Daniel R. Grimes

2- Zoning change requested To R-A

a) Present Classification of property: R-2

b) Reclassification desired: R-A

c) Character of neighborhood: Rural. Wooded

3- Reasons for requesting change (a site plan must accompany this request):

The change to R-A will reflect character
and the best use of the property

4- The following attachments must accompany the request for zoning amendment:

- Two copies of a list of the names and addresses of the owners of all properties lying within 100' (one hundred feet) of any part of the property proposed to be rezoned.
- Two copies of a plat, drawn to scale showing the existing and proposed zoning reclassification and other pertinent information
- Two copies of the legal description of the property to be rezoned
- A check for the required fees in compliance with the City of Bay Minette Land Use and Development Ordinance.

5) Certifications:

a) Applicants
Name: Ann Bolon Pierce and/or Joseph Rhodes

b)
Address: 137 Cypress Lane
Fairhope AL 36532

Telephone Number: 251/928-7193
251/228-1782

Owner Ann B Pierce

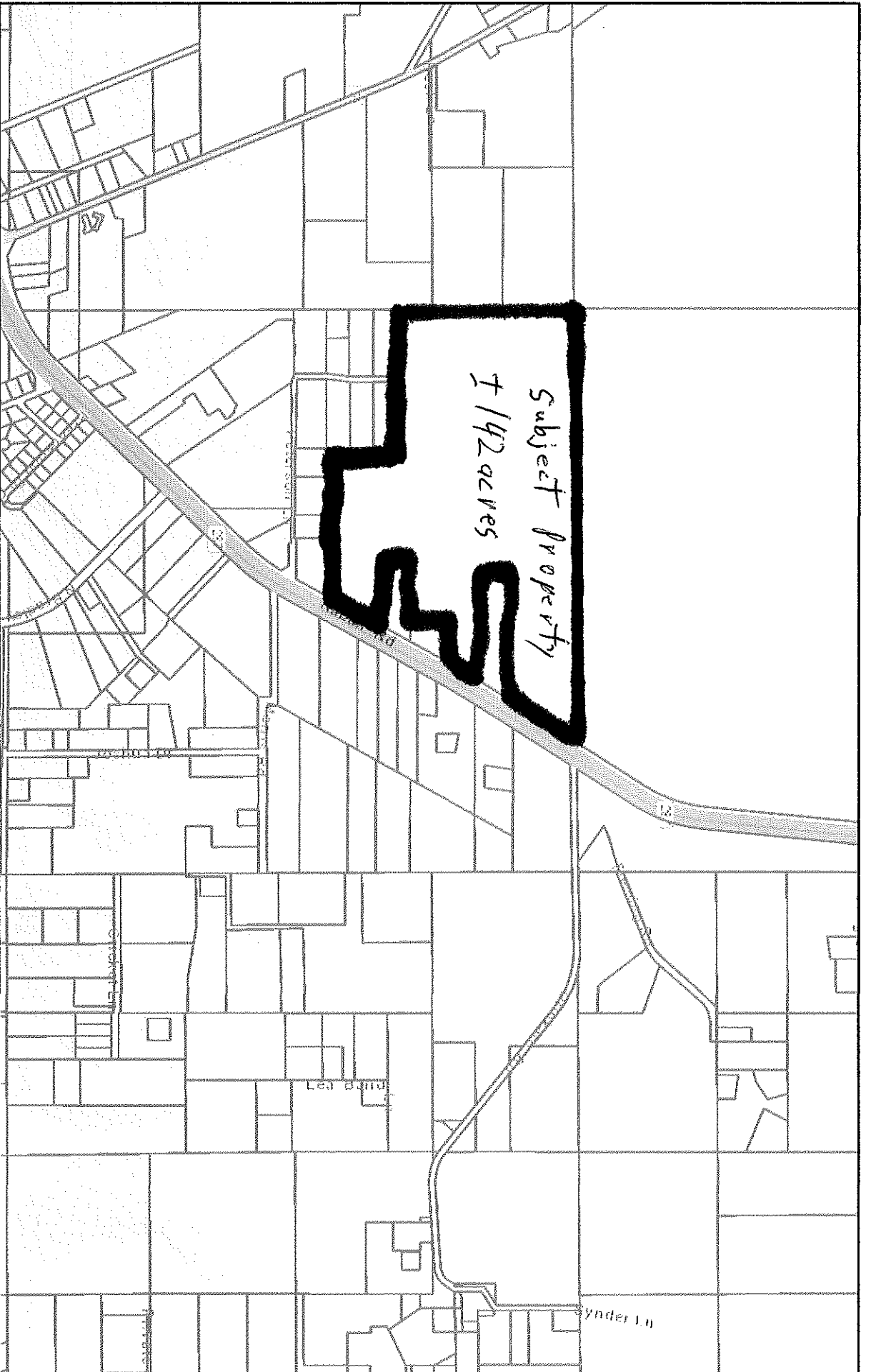
Date: 7/12/16

Owner _____

Date: _____

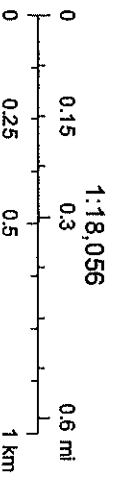
Rezoning Fee \$100.00

Viewer Map



July 13, 2016

- Parcels
- County Boundary
- County Boundary



Sources: Esri, HERE, DeLorme, USGS, Intermap, Incentiv P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand).

Pierce Property

DESCRIPTION

142 AC(C) BEG AT THE NW COR OF SEC 33 RUN TH E 4086'(S) TO W
ROW OF HWY 287, TH SW'LY 719'(S), TH W 1241'(S), TH S 350'
S), TH E 1040'(S), TH SW'LY 300'(S), TH W 422.8', TH S 410',
TH W 620'(S), TH S 250'(S), TH E 650'(S), TH SW'LY 508'(S),
TH NW 95'(S), TH W 498'(S), TH S 100'(S), TH W 870'(S), TH
N 640'(S), TH W 1310'(S), TH N 1650'(S) TO POB SEC 33-T1S-R3
E (R/W DEED)(WD)

Adjoining Property Owners
To the Pierce Property

1. Baldwin Pole and Pile
P O Box 758
Bay Minette, AL 36507
2. William H. Buchanan
5530 Lovaleen Cr.
Pensacola, FL 32526
3. Milton Wilson
P O Box 267
B M, AL
4. Teresa and Albert Hastings
47657 Lloyd Hastings Rd.
B M, AL
5. Billy W. and Jeanne L. Lawson
47656 Lloyd Hastings Rd.
B M
6. Lloyd G. and Joan Hastings
47553 Lloyd Hastings Rd.
B M
7. Darrin L. and Vicky Hastings
47578 Lloyd Hastings Rd
B M
8. Bennie A. Garrett
14213 Peterson Lane
B M
9. George E. Michnavich
1900 Overland St.
Ft. Worth, TX 76131
10. Michael and Barbara Peterson
P O Box 1406
B M
11. Steven and Alana Urban
14401 Peterson Ln
B M

12. Philena M. Peterson
14450 Peterson Ln
B M
13. Citizen's Bank, Inc.
P O Box 569
Robertsdale, AL 36567
14. Charlton L. Calhoun
47775 Rabun Rd.
B M
15. Clarence and Bennie Garrett
C/O Rev. James A. Blackmon
47820 Rabun Rd
B M

GORDON B. OR ANN B. PIERCE
137 Cypress Lane
Fairhope, AL 36532

7786
61-1/820

7/12/16 DATE

PAY TO THE
ORDER OF

City of Bay Minette

One hundred + ⁰⁰/₁₀₀

\$ 100 ⁰⁰/₁₀₀

DOLLARS

 Security
Features
Detailed on
Back.

 REGIONS

FOR Zoning application

Ann B Pierce

⑆06 2000019⑆ 4900093581⑆07786

Hallmark Clear

300 w Hoyle
Behind county seat

City of Bay Minette

Planning Commission Application for Preliminary Subdivision Plat (PUD) approval

Date 7-20-2016

Name of Subdivision (PUD)
Horseneck Creek Plantation

Name of applicant/owner Springwood Timberlands LLC

Address 5605 Woodbine Rd Pace FL 32571
Street or PO Box City State zip

J Pierce and Associates LLC (Jacob Pierce)
Name of Local Agent/ Engineer, if other than Applicant

Address: 16116 Old Ganey Rd Bay Minette AL 36507
Street or PO Box City State zip

Subdivision (PUD) Location: Horseneck Rd at Clara Mae Smith Rd

Total Acreage ±196.24 acres # of Lots (units) _____

Average Lot Size ±10.3 acres


Water Source well

Sewer Source septic

Owners of land 100' adjacent or opposite:

Name	Address
1 <u>see Map (numerous)</u>	_____
2 _____	_____
3 _____	_____
4 _____	_____
5 _____	_____

Applicant Name: Jacob Pierce

Signature: 

Date 7-20-2016

Total \$ 340

Office Use Only

Case No. _____ Received By: _____ Date: _____

Application Fee: _____ Receipt No: _____

Baldwin County Development Permit Application

Mailing Address
P.O. Box 220
Silverhill, AL 36576
Phone: (251) 937-0278
Fax: (251) 937-0227

Applicant

Are you the property owner? yes no
(If you are not the property owner you must submit Owner Authorization Form signed by the property owner)

Name: J Pierce and Associates LLC Date: 7-20-2016

Mailing Address: 16116 Old Ganey Road

City: Bay Minette State: AL Zip code 36507

Telephone: (251) 508 - 5975 Fax: () na - e-mail: jacob@jpierceandassociates.com

Site Information

Parcel ID Number: 05- 24-03-07-0-000-003.002 - _____
05- 24-03-08-0-000-001.001 - _____
05- _____ - _____ - _____ - _____
05- _____ - _____ - _____ - _____
05- _____ - _____ - _____ - _____

Subdivision Name: Horseneck Creek Plantation

Flood Zone: Planning District: 5 Zoning: unzoned

Acreage: ±196.24 Number of Lots: 19

Subdivision Type

Check One: Residential Non Residential



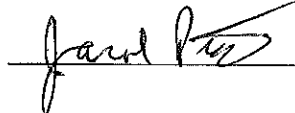
Utility Information

Electrical Provider: Alabama Power Telephone Provider: ATT
Sewer Provider: septic Water Provider: water wells at this time

Engineer: na
Mailing Address: _____
City: _____ State: _____ Zip code _____
Telephone: (____) ____ - _____ Fax: (____) ____ - _____ e-mail: _____

Surveyor: J Pierce and Associates LLC
Mailing Address: 16116 Old Ganey Road
City: Bay Minette State: AL Zip code 36507
Telephone: (251) 508 - 5975 Fax: (na) _____ - _____ e-mail: _____
jacob@jpierceandassociates.com

I hereby certify that the information stated on and submitted with this application is true and correct. I also understand that the submittal of incomplete or incorrect information will result in this application not being placed on the next Planning Commission agenda. I understand that payment of these fees does not entitle me to approval of this plat and that no refund of these fees will be made. I have reviewed a copy of the applicable subdivision requirements as set forth in the Baldwin County Subdivision Regulations and understand that I must be present on the date of the Planning and Zoning Commission meeting.

Applicants Signature:  Date: 7-20-2016

DEVELOPMENT PERMIT APPLICATION

PROCEDURE AND REQUIREMENTS

APPLICATION SUBMITTAL CHECKLIST

This checklist shall be completed and signed upon submitting applications to be considered by the Baldwin County Planning and Zoning Commission or through the ETJ review process.

NAME OF PROPOSED PROJECT:

Horseneck Creek Plantation

CASE NO.: _____

DATE: _____

Section 4.5 Application for Development Permit

Any person who has previously applied for and received Sketch Plan approval may submit an application for a Development Permit in accordance with the approved Sketch Plan. The procedure for obtaining a Development Permit is as follows: No Development Permit application be considered by the Baldwin County Planning and Zoning Commission until all of the following requirements have been submitted.

Section 4.15.1 Application Procedure and Requirements

The applicant shall file an application for a Development Permit with the Baldwin County Planning and Zoning Commission (by filing such application with the Baldwin County Engineer). A complete allocation shall:

 x Be made on Development Permit application forms available at the offices of the Baldwin County Engineer;

 x Be accompanied by 5 full-size sets of black or blue-line prints of the proposed Subdivision Plat (only 3 copies if located within a municipal ETJ) and one 11" x 17" copy of the proposed Subdivision Plat;

 x Be accompanied by a digital file of the proposed Subdivision Plat, in suitable format to the County Engineer;

 na Be accompanied by a generalized drainage plan in accordance with Section 5.11.7, and written narrative that describes in detail the existing and proposed drainage patterns and characteristics of the proposed development as well as the proposed method of storm water management to be used;

_____ Be submitted to the Baldwin County Engineer at least 30 days prior to a regularly scheduled meeting of the Baldwin County Planning and Zoning Commission;

 x Be accompanied by a current (within 60 days from date of application) title policy, title opinion, or title report, verifying ownership. Said title document shall cover a period of no less than 30 years;

vesting deed
at this time

 na Be accompanied by documentation from the Baldwin County Health Department that Phase 2 of the Site Preparation Plan process is complete.(for developments proposing to utilize on-site septic systems);

- Be accompanied by a written report from each affected utility company (water, sewer, electric, and telephone) documenting their ability and willingness to serve said development;
- Be accompanied by the Traffic Study and other information as required by Section 5.5.14
- Be accompanied by a completed Subdivision Plat Application Submittal Checklist, and by a transmittal letter listing all of the drawings, letters, calculations, attachments, and other information submitted for the application;
- Be accompanied by documentation from E-911 Addressing approving all street names

Section 4.5.5. Subdivision Plat Requirements

The proposed Subdivision Plat shall be prepared by a Licensed Professional Engineer or Land Surveyor registered in the State of Alabama and shall be clearly and legibly drawn at a convenient scale of not less than one (1) inch equals 100 feet, and the sheets shall be numbered in sequence if more than one (1) sheet is used. All text shall be a minimum of 1/10 of an inch in height. The sheet size shall not exceed 24 x 36 inches. The Subdivision Plat shall show the following:

- Name and address of owner(s) of record and subdivider;
- Proposed name of subdivision, date, north point, scale, and location;
- Name, address, and phone number of Licensed Professional Engineer and Land Surveyor registered in the State of Alabama;
- Vicinity map showing location of the subdivision;
- Exact boundaries of the tract of land being subdivided shown with bearings and distances;
- Names and addresses of the owners of land immediately adjoining the tract of land being subdivided as their names appear upon the plats in the office of the County Revenue Commissioner and as their addresses appear in the directory of the County or on tax records of the County;
- Wooded areas, jurisdictional wetlands, cultural resources and any other conditions affecting the site;
- The location of existing streets, buildings, water courses, railroads, transmission lines, drainage structures, public utilities, jurisdiction lines, and any public utility easements on the tract being subdivided and on adjacent land within 100 feet of the tract being subdivided;
- The location of dams and water impoundments including the limits of the top of such impoundment structure or embankment, the location of any related spillway(s) and/or outlet control structures;
- Existing and proposed rights-of-way or easements including location, widths, purposes, and street names;
- Proposed lot lines with bearings and distances, square footage or acreage of each lot and lot and block numbers;
- Proposed minimum building setback lines shown for each lot and clearly labeled on the plan view;
- Proposed parks, school sites, or other public open spaces, if any;

x Site data:

1. Acreage in total tract;
2. Smallest lot size;
3. Total number of lots;
4. Linear feet in streets;
5. Minimum building setbacks;
6. Zoning District and Zoning Classification (if applicable)

 x Any area within the proposed subdivision subject to inundation by the 100 year flood as defined herein, or subject to periodic inundation by storm drainage overflow or ponding, shall be clearly shown and identified on the plat;

 x Special flood hazard areas (100 year flood) and/or coastal high hazard areas as indicated on the latest Flood Insurance Rate MAP (FIRM) for the area, along with a statement to that effect;

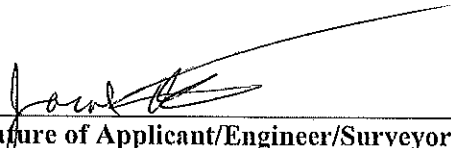
 x U.S. Army Corps of Engineers jurisdictional wetlands determination if the proposed subdivision contains jurisdictional wetlands or is within 100 feet of a jurisdictional wetland as required by the County Engineer or his/her designee, from the Generalized Wetland Map; or through a site visit by County Staff;

 x The name of each utility company proposed to provide service;

 na Topography, showing existing contours at 1 foot intervals of the entire property and full width of all adjacent rights-of-ways. Topographic information shall be based on the NAVD 88 datum. Elevations must be field verified. Greater intervals may be allowed, if approved by the County Engineer or his/her designee;

 na Highway construction setback lines shown as required by Section 5.4(i) hereof

I certify that to the best of my knowledge, all information supplied with this application is complete and accurate. I acknowledge that failure to submit the above stated information along with this form will cause the application to not be placed on the Planning and Zoning Commission agenda or processed through the ETJ review.



Signature of Applicant/Engineer/Surveyor

J Pierce and Associates LLC
Firm

7-20-2016
Date



AT&T
2155 Old Shell Rd
Suite 1st Floor
Mobile, AL 36607

T: 2514718275
F: 2514718267
www.att.com

July 20, 2016

Jacob Pierce
J Pierce and Associates LLC
16116 Old Ganey Rd
Bay Minette, Alabama

Dear Mr. Pierce,

This letter is in response to your request for information on the availability of AT&T service at Horseneck Creek Plantation Subdivision, located in Bay Minette, on the north side of Horseneck Rd and east of Clara Mae Smith Rd .

Attn: Mr. Jacob Pierce

RE: Proposed Subdivision- Horseneck Creek Plantation- 19 lots

This letter acknowledges that the above referenced Horseneck Creek Plantation Subdivision is located in an area served by AT&T. Any service arrangements for the development will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to the subdivision .

Please contact me at the phone number included in this letter if you have any questions.

Thank you for contacting AT&T.

Sincerely,

Fara M. Impastato
Mgr OSP Plng & Engrg Design
Technology Operations, AL Outside Plant Engineering

600 D'Olive St
Bay Minette Al. 366507



July 17, 2016

Jacob Pierce GISP, PLS
J Pierce and Associates LLC

This is to confirm that Alabama Power Company will provide permanent electric service to the proposed development located along Horseneck Road known as "HORSENECK CREEK PLANTATION". Customer participation in the form of aid-to-construction and /or installation of underground duct systems may be required.

The ability of Alabama Power to provide this service is contingent upon obtaining all necessary rights-of-way from appropriate land owners. As plans are finalized for each portion of the project, please provide site plans and expected electrical load requirements in order that our Engineering Department can begin the design of the system.

All plans and inquiries regarding service to the commercial and residential developments should be forwarded to:

Tom Sheffield
Alabama Power Company
600 D'Olive St
Bay Minette, AL 36507

Should you have any questions, please feel free to contact me at 1-251-331-3409 or 1-251-694-2584.

Sincerely,

Tom Sheffield
Alabama Power Company
Distribution Specialist, Sr.

This instrument prepared by:

Victor Haley
Sutherland Asbill & Brennan LLP
999 Peachtree Street, NE
Atlanta, GA 30309-3996
Telephone: (404) 853-8000

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 1/13/2016 11:47 AM
DEED TAX \$ 4158.00
TOTAL \$ 4194.00
10 Pages

1551559



Upon recording return to:

Vicky Griffin
First American Title Insurance Company
Six Concourse Parkway
Suite 2000
Atlanta, GA 30328

STATE OF ALABAMA

COUNTY OF BALDWIN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **FOR AND IN CONSIDERATION** of the sum of Four Million One Hundred Fifty-Seven Thousand Eight Hundred Twenty and 97/100 Dollars (\$4,157,820.97) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **RED MOUNTAIN TIMBERCO IV LLC**, a Delaware limited liability company, duly authorized by law to transact business in the State of Alabama, herein after referred to as the "**Grantor**," does hereby **GRANT, BARGAIN, SELL and CONVEY** unto **SPRINGWOOD TIMBERLANDS, LLC**, a Delaware limited liability company, duly authorized by law to transact business in the State of Alabama, hereinafter referred to as the "**Grantee**," its successors and assigns, the real property (the "**Property**") situated, lying and being in the County of Baldwin and State of Alabama, as described on **EXHIBIT A** attached hereto and made a part hereof for all purposes, and (i) any improvements thereon, and (ii) all timber growing thereon, and (iii) all roads, bridges and other infrastructure improvements thereon (to the extent owned by Grantor), and (iv) all minerals that may be owned by Grantor, including sand, clay or gravel of any kind or nature, and (v) any other privileges, easements, covenants and other rights appertaining thereto (collectively, the "**Premises**").

Grantor's warranty is made subject to the matters set forth on **EXHIBIT B** attached hereto, to the extent, and only to the extent, that the same may still be in force and effect and applicable to the Property, said exhibit being incorporated herein by reference for all purposes (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Premises, together with the privileges and appurtenances thereunto properly belonging unto the said Grantee, its successors and assigns

forever; and Grantor does hereby bind itself, its successors and assigns, to Warrant and Forever Defend, all and singular the Premises unto Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, subject to the Permitted Exceptions.

The conveyance of any minerals conveyed to Grantee herein is hereby made by Grantor purely by quitclaim and accepted by Grantee without any warranty by Grantor, either express or implied, without recourse against Grantor.

It is expressly understood and agreed that the Premises conveyed hereunder is encumbered by those certain mortgages identified as items 1 and 2 and those certain agreements also listed on **Exhibit C** attached hereto and hereby made a part hereof (the "Mortgages" and "Agreements", respectively). Grantor hereby assigns to Grantee all of Grantor's rights and obligations under each of the Mortgages and by acceptance and execution of this deed and as part of the consideration for this conveyance, Grantee hereby accepts such assignment and assumes, jointly and severally with Grantor, all liability for the obligations of Grantor under said Mortgages; it being understood and agreed that Grantor is not being released from any of its obligations with respect to the Mortgages. Such obligations assumed by Grantee include, without limitation, the obligations to pay the unpaid indebtedness evidenced by all Notes (the aggregate unpaid principal balance of which has been disclosed to Grantee by Grantor) secured by each of the Mortgages and to perform all covenants, agreements and obligations under said Mortgages, and the Notes, the Loan Agreement and the other Loan Documents (each as defined in each of the Mortgages, respectively), together with all past, present and future amendments, renewals, extensions, restatements, replacements, substitutions or modifications of any of the foregoing documents, in the same manner and with the same effect as if Grantee had been an original party thereto; which assumption and agreements are also set forth in that certain amendment of the Loan Agreement of even date herewith entitled First Amendment of Loan Agreement by and among Lender, as defined in Exhibit C hereof, and Red Mountain Timberlands LLC, Red Mountain TimberCo I LLC, Red Mountain TimberCo II LLC, Red Mountain TimberCo III LLC, Red Mountain TimberCo IV LLC, RMS Timberlands LLC, Red Mountain Harvesting LLC, RMS Texas Timberlands I LP and Grantee, a copy of which is on file at the offices of Lender (as set forth in the Mortgages), Grantor and Grantee. Further, Grantor also hereby assigns to Grantee, and by acceptance and execution of this deed and as part of the consideration for this conveyance, Grantee hereby accepts such assignment and assumes, all of Grantors rights and obligations set forth in said Agreements.

The effective date of this conveyance shall be December 1, 2015.

BALANCE OF PAGE INTENTIONALLY LEFT BLANK

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor and Grantee have signed and sealed this deed on the dates set forth below.

GRANTOR:

Red Mountain TimberCo IV LLC, a Delaware limited liability company

By: Ed Sweeten
 Ed Sweeten
 Executive Vice President

STATE OF ALABAMA)
)
 COUNTY OF SHELBY)

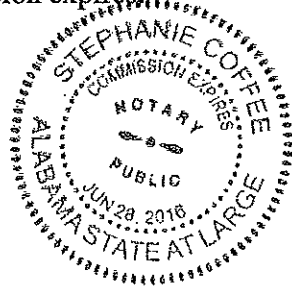
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Ed Sweeten, whose name as Executive Vice President of Red Mountain TimberCo IV LLC, a Delaware limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he, with full authority as such officer, executed the same voluntarily for and as the act of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 30th day of November, 2015.

My commission expires:

06-28-2016
 (SEAL)



Stephanie Coffee
 Notary Public of Alabama

Printed Name: Stephanie Coffee

GRANTEE:

Springwood Timberlands, LLC, a Delaware limited liability company

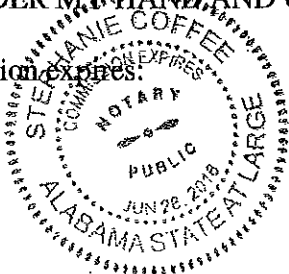
By: Ed Sweeten
Ed Sweeten
President

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Ed Sweeten, whose name as President of Springwood Timberlands, LLC, a Delaware limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he, with full authority as such officer, executed the same voluntarily for and as the act of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 30th day of November, 2015.

My commission expires:
06-28-2016
(SEAL)



Stephanie Coffee
Notary Public of Alabama

Printed Name: Stephanie Coffee

Address of Grantor:
c/o Resource Management Service, LLC
31 Inverness Center Parkway
Suite 360
Birmingham, AL 35242

Address of Grantee:
c/o Resource Management Service, LLC
31 Inverness Center Parkway
Suite 360
Birmingham, AL 35242

EXHIBIT B

PERMITTED EXCEPTIONS

All matters referred to in that certain Statutory Warranty Deed dated November 3, 2006, between Sustainable Forests L.L.C. and Red Mountain TimberCo IV LLC, recorded as Instrument # 1023859, Baldwin County, Alabama records.

EXHIBIT C
ASSIGNED AND ASSUMED AGREEMENTS

1. Multi-State Mortgage, Security Agreement, Assignment of Leases and Rents and Financing Statement, dated November 3, 2006 and recorded as Instrument # 1050591 in the Probate Office of Baldwin County, Alabama, as amended from time to time, executed by Grantor, RMS Timberlands LLC and Red Mountain Harvesting LLC in favor of Metropolitan Life Insurance Company, as Collateral Agent for itself and the other Co-Lenders in respect of the Loan under, and as such terms are defined in, that certain Co-Lending, Servicing and Agency Agreement of even date therewith among Metropolitan Life Insurance Company, Prudential Insurance Company of America, Farm Credit Bank of Texas and Rabobank, N.A. (collectively, "Lender"), as amended from time to time (the "Co-Lending Agreement")
2. Second Mortgage, Security Agreement, Assignment of Leases and Rents and Financing Statement, dated November 3, 2006 and recorded as Instrument # 1050592 in the Probate Office of Baldwin County, Alabama, as amended from time to time, executed by Grantor, RMS Timberlands LLC and Red Mountain Harvesting LLC in favor of Metropolitan Life Insurance Company, as Collateral Agent for itself and the other Co-Lenders in respect of the Loan under, and as such terms are defined in, the Co-Lending Agreement
3. Master Stumpage Agreement dated November 3, 2006 by and between Grantor and Red Mountain Harvesting LLC
4. Pulpwood Support Agreement dated as of November 3, 2006 by and between Red Mountain Timberlands LLC and Grantor and International Paper Company, which agreement is evidenced of record by that certain Memorandum of Pulpwood Agreement effective as of November 3, 2006, recorded as Instrument # 1023862 in the Probate Office of Baldwin County, Alabama
5. Log Support Agreement dated as of November 3, 2006 by and between Red Mountain Timberlands LLC and Grantor and International Paper Company, which agreement is evidenced of record by that certain Memorandum of Log Agreement effective as of November 3, 2006, recorded as Instrument # 1023863 in the Probate Office of Baldwin County, Alabama records
6. Recognition Agreement dated as of November 3, 2006 by and between Red Mountain Timberlands LLC, Red Mountain Harvesting LLC, Grantor, RMS Timberlands LLC, International Paper Company, and Metropolitan Life Insurance Company, as Collateral Agent, which agreement is recorded as Instrument # 1023870 in the Probate Office of Baldwin County, Alabama records.
7. Surface Use Agreement dated November 3, 2006 by and among International Paper Company, Sustainable Forests L.L.C., SP Forests L.L.C., Blue Sky Timber Properties LLC, and Grantor recorded as Instrument # 1023861 in the Probate Office of Baldwin County, Alabama records.

EXHIBIT A

LEGAL DESCRIPTION

All that property in Baldwin County, Alabama more particularly described as follows:

Township 2 South, Range 4 East

Section 7:

All that part of the E ½ of the NE ¼ and the E ½ of the W ½ of the NE ¼ lying North of Horseneck Road.

Section 8:

All that part of the N ½ lying North of Horseneck Road.

Township 4 South, Range 5 East

Section 20:

All that part of the W ½ lying East of County Road 64

All that part of N ½ of the NE ¼ lying West of unnamed creek as shown on the attached Exhibit BM 3415

All that part of the SW ¼ of the NE ¼ lying West of unnamed creek as shown on the attached Exhibit BM 3415

The W ½ of the NW ¼ of the SE ¼

All that part of the S ½ of the SE ¼ lying West of unnamed creek as shown on the attached Exhibit BM 3415

All that part of the NE ¼ of the SE ¼ lying West of unnamed creek as shown on the attached Exhibit BM 3415

Section 26:

All that part of the SE ¼ lying South and West of Seed Orchard Road.

All that part of the N 1/2 lying West of County Road 87 and East of Beetree Creek.

Section 23:

All that part of the S ½ lying West of County Road 87.

Section 24:

All that part of the NW ¼ of the SW ¼ lying West of County Road 87.

Section 30:

All that part of the N ½ of the NE ¼ lying South and East of County Road 64.

Section 8:

All that part of the E ½ lying West of County Road 64 and North of Truck Trail as shown on the attached Exhibit BM 3425

Township 4 South, Range 4 East

Section 28:

All that part of Section 28 lying South of Styx River.

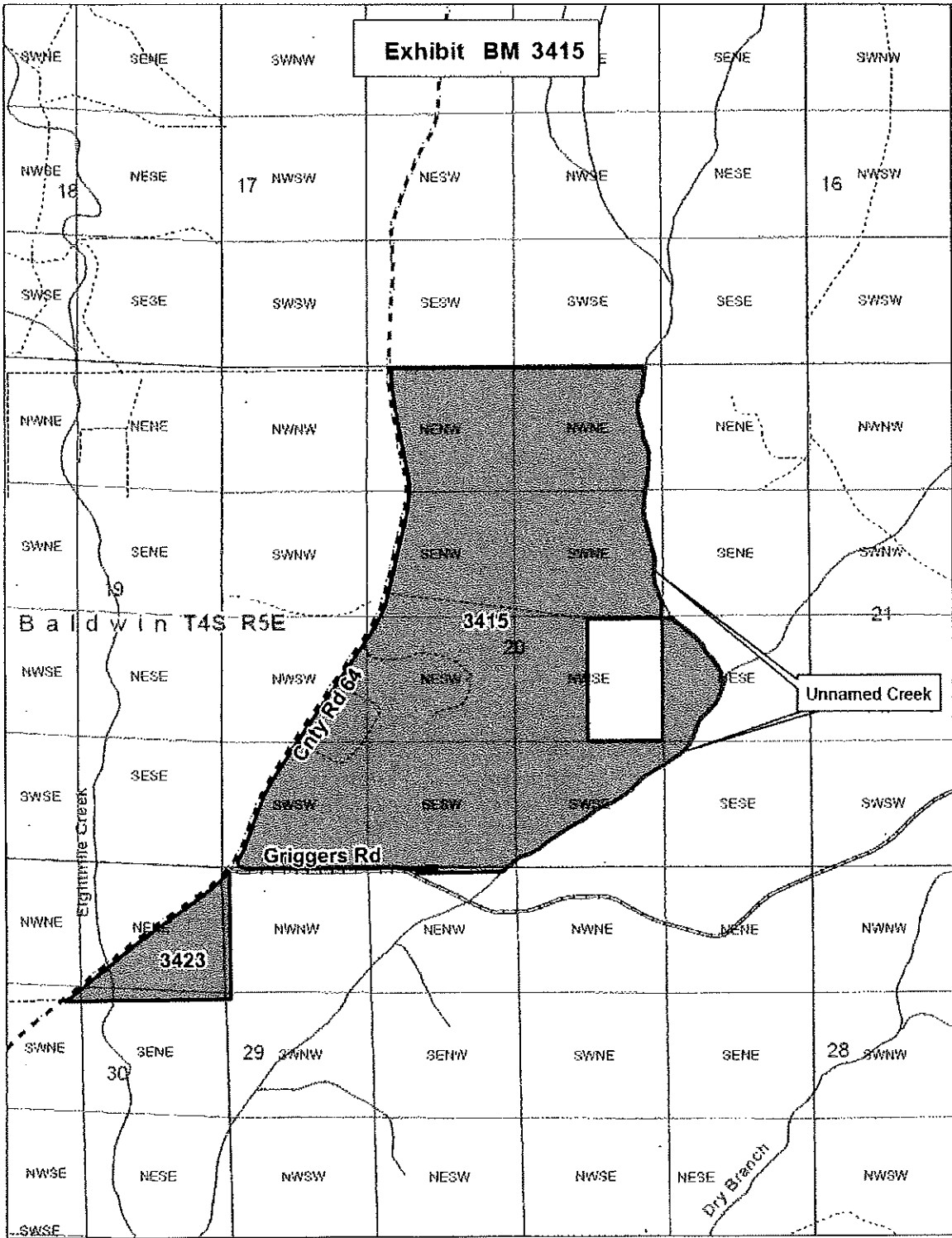
Section 32:

East 1/2 of East 1/2 of Section;
Southwest 1/4 of Northeast 1/4; Southeast 1/4 of
Northwest 1/4; Northeast 1/4 of Southwest 1/4;
Northwest 1/4 of Southeast 1/4.

Section 33:

Northwest 1/4.

All of which being a portion of the property conveyed in that certain Statutory Warranty Deed dated November 3, 2006, between Sustainable Forests L.L.C. and Red Mountain TimberCo IV LLC, recorded as Instrument # 1023859, Baldwin County, Alabama records.



0.25

 Miles

1:15,840

This map is not warranted for completeness or accuracy



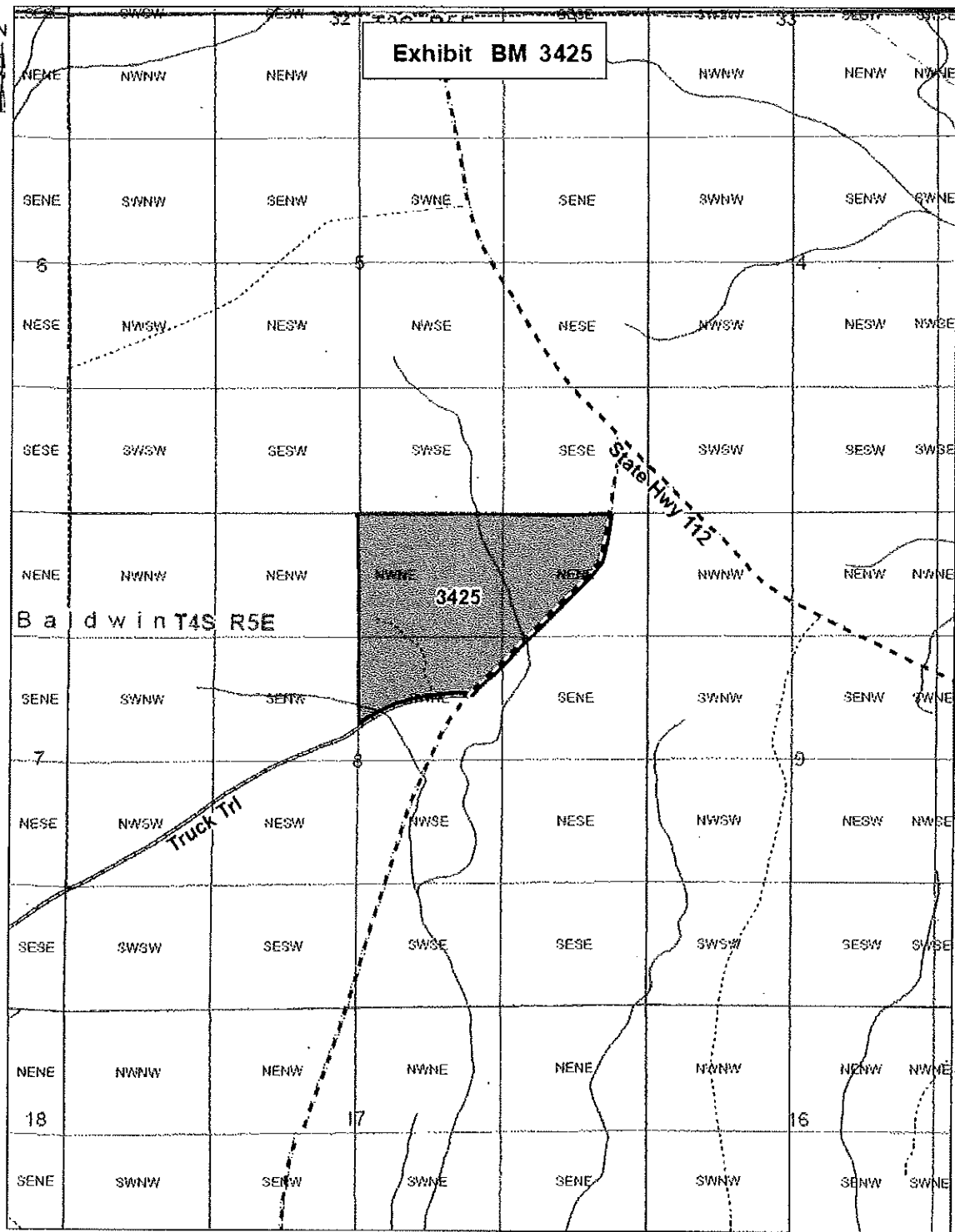


Exhibit BM 3425

3425

0.25 Miles

1:15,840

This map is not warranted for completeness or accuracy

